

Mt. Juliet, Tennessee

*2425 North Mt. Juliet Rd
Mt. Juliet, TN 37122*



Meeting Minutes

Monday, September 8, 2025

6:30 PM

Commission Chambers

Board of Commissioners

Davis Nolan Proclamation

Mayor Maness presented multiple proclamations, including one honoring longtime local weather reporter Davis Nolan upon his retirement. Mayor Maness expressed his appreciation for Mr. Nolan's service to the community and declared the day as "Davis Nolan Day" in the City of Mt. Juliet.

Mayor Maness also issued a proclamation recognizing the 250th Birthday of the U.S. Constitution, proclaiming the week of September 17-23 as "Constitution Week" in the City of Mt. Juliet, in coordination with the local DAR Chapter.

1. Public Hearing 6:15 PM

Citizens Comments limited to three (3) minutes per person - Ordinance 2023-15

Kevin Forbes, speaking on behalf of the Convenience Store item, expressed concern regarding its close proximity to his automotive garage. He noted issues related to the use of the property and potential parking impacts.

1.A. Public Hearing Notice – 9-8-2025

[1374](#)

Attachments: [Public Notice](#)

2. Call to Order & Declare a Quorum Present

Mayor Maness called the meeting to order at 6:30PM and declared a quorum present.

Present: Commissioner Art Giles, Vice Mayor/Commissioner Bill Trivett, Mayor James Maness, Commissioner Jennifer Milele, and Commissioner Scott Hefner

3. Set Agenda

The agenda was approved as published with no objections.

4. Invocation & Pledge of Allegiance

City Manager Kenny Martin led the invocation and the Pledge of Allegiance.

5. Approval of Minutes

5.A. Meeting Minutes to be Approved - 8-11-2025

[1366](#)

Attachments: [Meeting Minutes to be Approved - 8-11-2025](#)

The Minutes were approved.

RESULT: APPROVED

MOVER: Scott Hefner

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner

6. Citizens Comments

Citizens Comment Limited to three (3) minutes per person - Ordinance 2008-24

Cynthia Sharp, 902 Lexie Court, spoke in opposition to the Mira Bella development.

Krysta Dancy-Cabeal, 602 Cooks Hill Road, spoke in opposition to the Mira Bella development due to concerns with Lebanon Road traffic, but noted she believed it was a good development overall.

Clarence Head, 200 Maple Way, spoke in opposition to the Mira Bella development due to concerns with nearby roads, but stated he believed it was a good development overall.

7. Commissioner Reports & Comments

Commissioner Giles thanked all who participated in the Annual BPAC Walk. He also expressed appreciation to the Mt. Juliet Police Department and Mt. Juliet Fire Department for their recent efforts.

Vice Mayor Trivett thanked everyone for attending the meeting and emphasized the importance of teamwork within the City. He expressed appreciation for the City staff and their positive attitude, as well as the community as a whole. He also reminded drivers to stop at school bus stops and to slow down while driving.

Commissioner Hefner thanked everyone for attending and for the citizen comments shared. He highlighted the upcoming Mt. Juliet Police Department Ribbon Cutting, noted that sales tax revenue is up, and stated he is looking forward to the mid-year review. He encouraged residents to shop local and also gave praise to the Mt. Juliet Fire Department regarding the recent fire incident.

Commissioner Milele thanked everyone for attending and speaking. She explained that improvements to roads, sidewalks, and other infrastructure are made possible through development.

Mayor Maness had no comments.

8. City Manager's Report

City Manager Kenny Martin thanked everyone for attending, encouraged support for veterans, and reminded citizens to shop local. He expressed appreciation to the Mt. Juliet Police Department, EMS, and highlighted the use of LPR cameras.

Mr. Martin recognized the Senior Citizens Center for showing up and announced several business updates, including the opening of Tholos, as well as the upcoming additions of Rooms to Go, Havertys Furniture, Slick City, and Texas Roadhouse.

He mentioned that Deputy City Manager and City Recorder Sheila Luckett will be retiring soon, congratulated her on her time with the City, and recognized Commissioner Hefner for his five years of service; Commissioner Hefner responded that it has been his pleasure to serve and announced that this would be his final term.

Finally, Mr. Martin recognized Mayor Maness for his fifteen years of service to the City.

9. Unfinished Business

- 9.A.** AN ORDINANCE TO REZONE APPROXIMATELY 0.48 ACRES OF
PROPERTY AT 2190 N. MT. JULIET ROAD, MAP 072I, GROUP C,
PARCEL 011.00 FROM CTC TO CNS PUD AND TO ADOPT THE
PRELIMINARY MASTER DEVELOPMENT PLAN FOR A
CONVENIENCE STORE

[0669](#)

Sponsors: Planning Commission Negative Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B](#)
[Staff Report](#)

Commissioner Milele confirmed with City Planner Jon Baughman why certain conditions had been removed. She expressed concern regarding parking, noting that only one handicap space was provided. She also stated she had not been present for the first reading but wanted to voice her concerns.

A motion was made by Vice Mayor/Commissioner Trivett, seconded by Commissioner Hefner, that this Ordinance be adopted. The motion carried by the following vote:

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Scott Hefner

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, and Commissioner Hefner

Nay: Commissioner Milele
Enactment No: 2025-39

- 9.B.** AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 8790 SAUNDERSVILLE ROAD, APPROXIMATELY 1 ACRE, MAP 032H, GROUP A, PARCEL 009.00 FROM RS-40 TO RS-30 [1305](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B](#)
[Staff Report](#)

A motion was made by Commissioner Milele, seconded by Commissioner Hefner, that this Ordinance be adopted. The motion carried by the following vote:

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Scott Hefner

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 2025-40

9.C. AN ORDINANCE TO APPROVE THE LEASE AGREEMENT WITH THE MT. JULIET-WEST WILSON COUNTY SENIOR CITIZENS SERVICE CENTER FOR THE MT. JULIET SENIOR ACTIVITY CENTER

1265

Sponsors: Kenneth Martin, City Manager,

Attachments: [Lease Agreement for Senior Center](#)
[Lease Agreement for Senior Center - EX A Floor Plan](#)

Commissioner Giles made a motion to amend the contract to require the policy be endorsed with additional insured, and provide a copy of declaration in addition to the Certificate of Insurance (COI). Vice Mayor Trivett seconded the motion.

Rob Porter, representing the Senior Citizens Center, confirmed he was in agreement with the proposed amendment.

Vote: Motion to amend carried by unanimous vote.

Back on the ordinance as 1x amended.

Mayor Maness noted highlighted sections in the contract pointed out by City Attorney Burnett for Board review.

Discussion was held.

Commissioner Hefner made a motion to defer the item for one meeting, seconded by Vice Mayor Trivett. Commissioner Hefner requested the Finance Director and City Manager work on the matter during the deferral period.

Vote: Motion to defer carried by unanimous vote.

This Ordinance was deferred to the Board of Commissioners due back on 9/22/2025

10. New Business

10.A. AN ORDINANCE TO REZONE APPROXIMATELY 20.10 ACRES OF PROPERTY KNOWN AS SPRINGS AT MT JULIET LOCATED AT 2937 CURD RD, MAP 054, PARCELS 100.03, 100.01 AND 100.05 FROM RS-20 TO CTC-PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN

[1179](#)

Sponsors: Planning Commission Negative Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Rezone Map](#)
[Staff Report](#)

Commissioner Milele asked why the item had received a negative recommendation at the Planning Commission. City Planner Jon Baughman and Public Works staff provided explanations.

Discussion was held.

Commissioner Milele requested to hear from the applicant's representative.

Preston Steinle, 1020 Crimson Way, Hendersonville TN, addressed the Board.

Discussion was held.

Commissioner Milele made a motion to add two parallel parking spaces on the western side in between the units on Private Road F, where Private Road F connects to Road A. The motion also included:

Connection of the multipath on the north side to the south side,

Addition of a crosswalk on Public Road A at the north of Road C to connect north and south for a potential playground,

All improvements to be placed wherever Public Works determines appropriate.

Vice Mayor Trivett seconded the motion.

Discussion was held on number of parking spaces.

Back on Amendment Motion

The motion passed by unanimous vote.

Back on the ordinance as 1x amended.

Vice Mayor Trivett continued discussion regarding the number of parking spaces and other concerns.

Discussion was held.

Commissioner Hefner asked if a traffic study had been completed.

A representative with KSI Technologies, explained the results of the traffic study and noted that the impacts on Lebanon Road were expected to be fairly minimal.

Discussion was held.

Commissioner Hefner asked about a \$7,500 per unit contribution for off-site improvements, which the applicant initially declined.

Mayor Maness asked, under Condition #20, what percentage of the development would require grinder pumps. Utilities Director Tim Forkum responded that approximately 19 units would require grinders due to the terrain and depth.

It was noted that the Planning Commission condition to remove Units #116 and #117 was already included.

Mayor Maness made a motion in the Engineering section to adopt Condition 1.a. Vice Mayor Trivett seconded the motion. City Traffic Engineer Todd Serbent asked about the condition, and the Board agreed to strike everything after the word "supported."

Vote: Motion carried by unanimous vote.

Back on the ordinance as 2x amended.

Vice Mayor Trivett made a motion that all streets be signed for no parking outside of designated spaces. Mayor Maness seconded the motion.

Vote: Motion carried by unanimous vote.

Back on the ordinance as 3x amended.

Commissioner Milele made a motion to remove Engineering Condition 1.b. Mayor Maness seconded the motion.

Vote: Motion carried by unanimous vote.

Back on the ordinance as 4x amended.

Discussion was held regarding voluntary contributions.

Vice Mayor Trivett made a motion to strike the word "recommended" in Engineering Condition 2 and 3, seconded by Commissioner Giles, to make it required.

Vote: Motion carried by unanimous vote.

Back on the ordinance as 5x amended.

Commissioner Giles expressed concern regarding capacity issues, the pump station that would be constructed, and the use of grinder pumps.

Discussion was held.

A motion was made by Commissioner Hefner, seconded by Commissioner Milele, that this Ordinance be recommended for second reading to the Board of Commissioners, on meeting date of 10/27/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR SECOND READING

MOVER: Scott Hefner

SECONDER: Jennifer Milele

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner

- 10.B.** AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE
PROPERTY KNOWN AS THE SUTTON LOCATED ON GOLDEN BEAR
GATEWAY, MAP 072, PARCELS 047.00, 047.01, 048.00 & 049.00,
MAP 077, PARCELS 010.02, 011.01, & 012.02 FROM MIXED USE TO
MIXED USE AND HIGH DENSITY RESIDENTIAL

[1295](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Map](#)
[Staff Report](#)

Mayor Maness announced that Items 10.B. and 10.C. would be read together. There were no objections.

A motion was made by Commissioner Hefner, seconded by Commissioner Milele, that this Ordinance be recommended for second reading to the Board of Commissioners, on meeting date of 10/27/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR SECOND READING

MOVER: Scott Hefner

SECONDER: Jennifer Milele

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner

10.C. AN ORDINANCE TO REZONE APPROXIMATELY 73.96 ACRES OF PROPERTY KNOWN AS THE SUTTON, LOCATED ON GOLDEN BEAR GATEWAY, MAP 072, PARCELS 047.00, 047.01, 048.00 & 049.00, MAP 077, PARCELS 010.02, 011.01, & 012.02, FROM OPS-PUD, OPS AND RS-40 TO CMU-PUD AND RS-10-PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR A MIXED USE DEVELOPMENT

[1296](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Map](#)
[Staff Report](#)

Mayor Maness announced that Items 10.B. and 10.C. would be read together. There were no objections.

Mayor Maness made a motion, under Engineering Condition #15, to adopt variance bullet numbers 1, 2, 3, 4, 5, 6, and 7. Commissioner Milele seconded the motion.

Vote: Motion carried by unanimous vote.

Back on the ordinance as 1x amended.

Commissioner Giles made a motion to add language specifying that second reading is contingent upon including the sales agreement and Vice Mayor Trivett seconded the motion.

Discussion was held regarding the sale of City property being incorporated into the second reading. It was noted that the sales agreement would be considered on 2nd reading via a resolution.

Vote: Motion carried by unanimous vote.

Back on the ordinance as 2x amended.

Commissioner Milele referred to page C1.01 of the plans, noting that no mulch would be used and the area would be paved.

Commissioner Milele then made a motion to approve a variance for sod at a 70/30 ratio and for the façade to require 70% Hardie board and 30% secondary material, adopting these conditions. Commissioner Giles seconded the motion.

Vote: Motion carried by unanimous vote.

Back on the ordinance as 3x amended.

Commissioner Milele made a motion on Staff Report Condition #7 requiring all driveways to be 22 feet.

Discussion was held. Motion died for lack of second.

The applicant presented a slideshow showing sidewalks and driveways.

Mayor Maness then made a motion to adopt Staff Report Waivers/Variances 1, 2, 3, 5, 6, 10, 11, 12, 13, 14, 15, and 17. Vice Mayor Trivett seconded the motion.

Discussion was held.

Vote: Motion carried by unanimous vote.

Back on the ordinance as 4x amended.

City Traffic Engineer Todd Serbent requested to amend Amendment #1 regarding Engineering Variance Bullet #7, to require sidewalks across all frontage.

Mayor Maness made a motion to remove the waiver. Commissioner Giles seconded the motion.

Vote: Motion carried by unanimous vote.

Back on the ordinance as 5x amended.

Under the Public Works variance, Bullet 4 was discussed.

Mayor Maness made a motion to bring the requirement down to a 15% maximum, substituting "25%" with "15%." Commissioner Giles seconded the motion.

Vote: Motion carried by unanimous vote.

Back on the ordinance as 6x amended.

Commissioner Milele made a motion to install signage along the trail for walkers and cyclists indicating that a bathroom is nearby if needed. The motion was removed, with the intent to bring it back up at second reading.

Discussion was held.

Commissioner Hefner made a motion to change under Condition 16.a.i., the timing of the traffic light and a possible credit to voluntary contributions. The motion was removed, with the intent to bring it back up at second reading.

City Planner Jon Baughman brought attention to Planning and Zoning Condition #26 (re providing commercial on Golden Bear), recommending it be removed.

Commissioner Hefner made a motion to remove Condition #26, seconded by Mayor Maness.

Vote: Motion carried by unanimous vote.

Back on the ordinance as 7x amended.

A motion was made by Commissioner Hefner, seconded by Commissioner Milele, that this Ordinance be recommended for second reading to the Board of Commissioners, on meeting date of 10/27/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR SECOND READING

MOVER: Scott Hefner

SECONDER: Jennifer Milele

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner

- 10.D.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET ROADWAY AND ASSOCIATIVE RIGHT-OF-WAY ON E. DIVISION STREET FROM THE EXISTING CITY LIMITS, AT THE NORTHWESTERN PROPERTY CORNER OF PARCEL 072 067.00, TO A POINT, APPROXIMATELY 2,293 LINEAR FEET, EAST ALONG E. DIVISION STREET, BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

[1344](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Map](#)
[Plan of Services](#)
[Staff Report](#)

A motion was made by Commissioner Hefner, seconded by Commissioner Giles, that this Ordinance be recommended for second reading to the Board of Commissioners, on meeting date of 10/27/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR SECOND READING

MOVER: Scott Hefner

SECONDER: Art Giles

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner

- 10.E.** AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 3336 N. MT. JULIET ROAD, APPROXIMATELY 1.37 ACRES, MAP 054, PARCEL 179.01 FROM RS-40 TO CTC [1347](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Map](#)
[Staff Report](#)

A motion was made by Commissioner Hefner, seconded by Commissioner Milele, that this Ordinance be recommended for second reading to the Board of Commissioners, on meeting date of 10/27/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR SECOND READING

MOVER: Scott Hefner

SECONDER: Jennifer Milele

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner

- 10.F.** AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 43 E. CALDWELL STREET, APPROXIMATELY 0.57 ACRES, MAP 0721, GROUP A, PARCEL 003.00 FROM RS-40 TO CTC [1348](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Map](#)
[Staff Report](#)

A motion was made by Commissioner Hefner, seconded by Commissioner Giles, that this Ordinance be recommended for second reading to the Board of Commissioners, on meeting date of 10/27/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR SECOND READING

MOVER: Scott Hefner

SECONDER: Art Giles

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner

- 10.G.** AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 47/47B E. CALDWELL STREET, APPROXIMATELY 1.2 ACRES, MAP 0721, GROUP A, PARCELS 005.00 AND 006.00 FROM RS-40 TO CTC [1349](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Map](#)
[Staff Report](#)

A motion was made by Commissioner Giles, seconded by Commissioner Hefner, that this Ordinance be recommended for second reading to the Board of Commissioners, on meeting date of 10/27/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR SECOND READING

MOVER: Art Giles

SECONDER: Scott Hefner

Aye: Commissioner Giles, Mayor Maness, and Commissioner Hefner

Nay: Vice Mayor/Commissioner Trivett, and Commissioner Milele

- 10.H.** AN ORDINANCE AMENDING THE FISCAL YEAR 2025/2026 BUDGET ORDINANCE 2025-35 TO ACCEPT INSURANCE PROCEEDS AND APPROPRIATE FUNDS FOR REPAIR OF TRAFFIC SIGNAL CABINET [1378](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [Ordinance](#)

A motion was made by Commissioner Hefner, seconded by Commissioner Milele, that this Ordinance be recommended for second reading to the Board of Commissioners, on meeting date of 9/22/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR SECOND READING

MOVER: Scott Hefner

SECONDER: Jennifer Milele

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner

- 10.I.** A RESOLUTION AUTHORIZING THE MAYOR TO SIGN THE CERTIFICATE OF COMPLIANCE FOR SFM, LLC DBA SPROUTS FARMERS MARKET #588 LOCATED AT 1919 N MT. JULIET RD, MT. JULIET, TN TO SELL WINE [1372](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [Resolution](#)

A motion was made by Commissioner Giles, seconded by Vice Mayor/Commissioner Trivett, that this Resolution be adopted. The motion carried by the following vote:

RESULT: ADOPTED

MOVER: Art Giles

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 64-2025

11. Discussion Items

- 11.A.** Mira Bella Development [1375](#)

Sponsors: Scott Hefner, Commissioner

Commissioner Hefner asked the applicant to provide updates to the Board, noting that second reading would be at the next meeting.

Cherie Akers presented a slide show with a sewer update.

Discussion was held.

11.B. Real Estate Advisory Committee Report**1377****Sponsors:** Art Giles, Commissioner**Attachments:** [Real Estate Advisory Committee Report](#)
[Real Estate Advisory Committee Minutes - Draft - 8-26-2025](#)

Commissioner and Chairperson Giles presented the report of the Real Estate Advisory Committee to the Board of Commissioners. He noted difficulties with selling the York Road property and explained the role of the committee, which is to determine the value of City-owned properties and recommend three real estate agents. He outlined the committee's findings and how the conclusions were reached, further stating that he does not support selling either property.

Discussion was held regarding the possibility of placing a fire station on the Golden Bear property.

Deputy Fire Chief Edwards provided his input.

Commissioner Milele stated she does not support the sale of the York Road property. Mayor Maness expressed the belief that the City could work something out with Sutton on the Golden Bear property, but agreed that the York Road property should not be sold quickly.

Discussion was held.

11.C. Status and Progression of City Hall Needs Assessment**1381****Sponsors:** Art Giles, Commissioner

City Manager Martin responded to Commissioner Giles' question regarding whether the project had been halted. Mr. Martin explained that the project had been delayed due to the budget process but noted that he could request to expedite the process moving forward. He added that Commissioners had received a letter providing updates on the matter.

12. Adjournment

10:46 PM

Mayor James Maness

City Recorder Sheila S. Lockett, MMC